Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or locality and postcode: 64 Wiggins Avenue, Maffra Vic 3860

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price: $720,000

Median sale price

Median price: $480,000 Property Type: House Suburb: Maffra

Period - From: 01/07/2025 to: 30/09/2025 Source: REIV

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	10 Jacobs Dr MAFFRA 3860	$745,000	03/01/2025
2	3 Daly St MAFFRA 3860	$725,000	20/08/2024
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 12/11/2025 10:53

64 Wiggins Avenue, Maffra Vic 3860



Property Type: Land
Land Size: 851 sqm approx

Agent Comments

Indicative Selling Price
$720,000
Median House Price
September quarter 2025: $480,000

Comparable Properties



10 Jacobs Dr MAFFRA 3860 (REI/VG)

4 2 2

Price: $745,000
Method: Private Sale
Date: 03/01/2025
Property Type: House
Land Size: 894 sqm approx

Agent Comments



3 Daly St MAFFRA 3860 (REI/VG)

4 2 4

Price: $725,000
Method: Private Sale
Date: 20/08/2024
Property Type: House
Land Size: 854 sqm approx

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800

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